

**LAND PROPERTY // FOR SALE**

# PRICE REDUCED! 2.31 ACRE DETROIT LAND PORTFOLIO CONSISTING OF 14 LOTS

MULTIPLE ADDRESSES

DETROIT, MI



- Detroit Land Lot Portfolio & Strip Center Redevelopment Opportunity
- Includes 14 lots totaling 2.31 acres
- Lots located on Conner St, W Warren Ave & W Jefferson Ave
- Multiple lots adjacent to Coleman A. Young Municipal Airport
- One Lot Adjacent to Gordie Howe International Bridge
- Great Visibility



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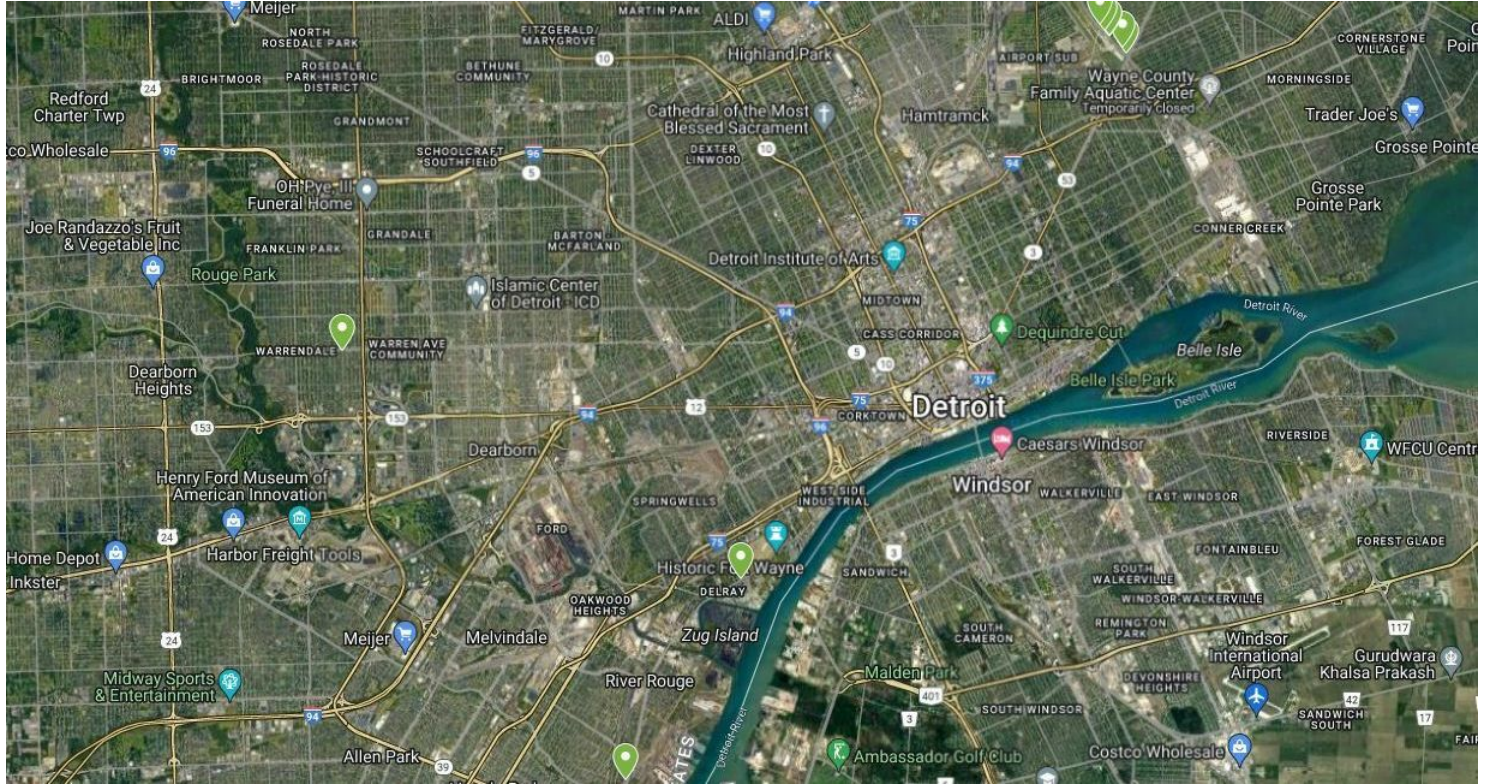
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11908-11940 CONNER ST, DETROIT, MI 48205 // FOR SALE

## EXECUTIVE SUMMARY



**Total  
Sale Price**

**\$1,200,000**

### OFFERING SUMMARY

<b>Lot Size:</b>	2.31 Acres
<b>Price / Acre:</b>	\$519,481
<b>Zoning:</b>	R-3
<b>Market:</b>	Detroit
<b>Submarket:</b>	Detroit E of Woodward
<b>Traffic Count:</b>	15,080

### PROPERTY OVERVIEW

With many transformational retail developments coming to Detroit, these multiple lots on Conner St, W Jefferson Ave, and W Warren Ave, totaling 2.31 acres offers an exciting opportunity to add to the momentum. This retail center and several of the vacant lots are located across the street from Coleman A Young Municipal Airport (Detroit City Airport), which is poised to begin a massive transformation for the first time in nearly 30 years. The lot at 7212 W Jefferson Ave is also across the street from the Gordie Howe International Bridge which will deliver much-needed transportation improvements for international travelers and provide jobs and opportunities for growth to the Windsor-Detroit region. Please refer to the photos page in this brochure to see aerials of available lots included in this portfolio.

Conner St & Ecorse Rd Parcels: \$665,000

7212 W Jefferson Ave: \$495,000

Warren Ave Parcel: \$40,000

### LOCATION OVERVIEW

Located across the street from The Coleman A. Young International Airport. Close proximity to I-94, Harper Ave and Van Dyke Ave. Approximately 6 miles northeast of Downtown Detroit.



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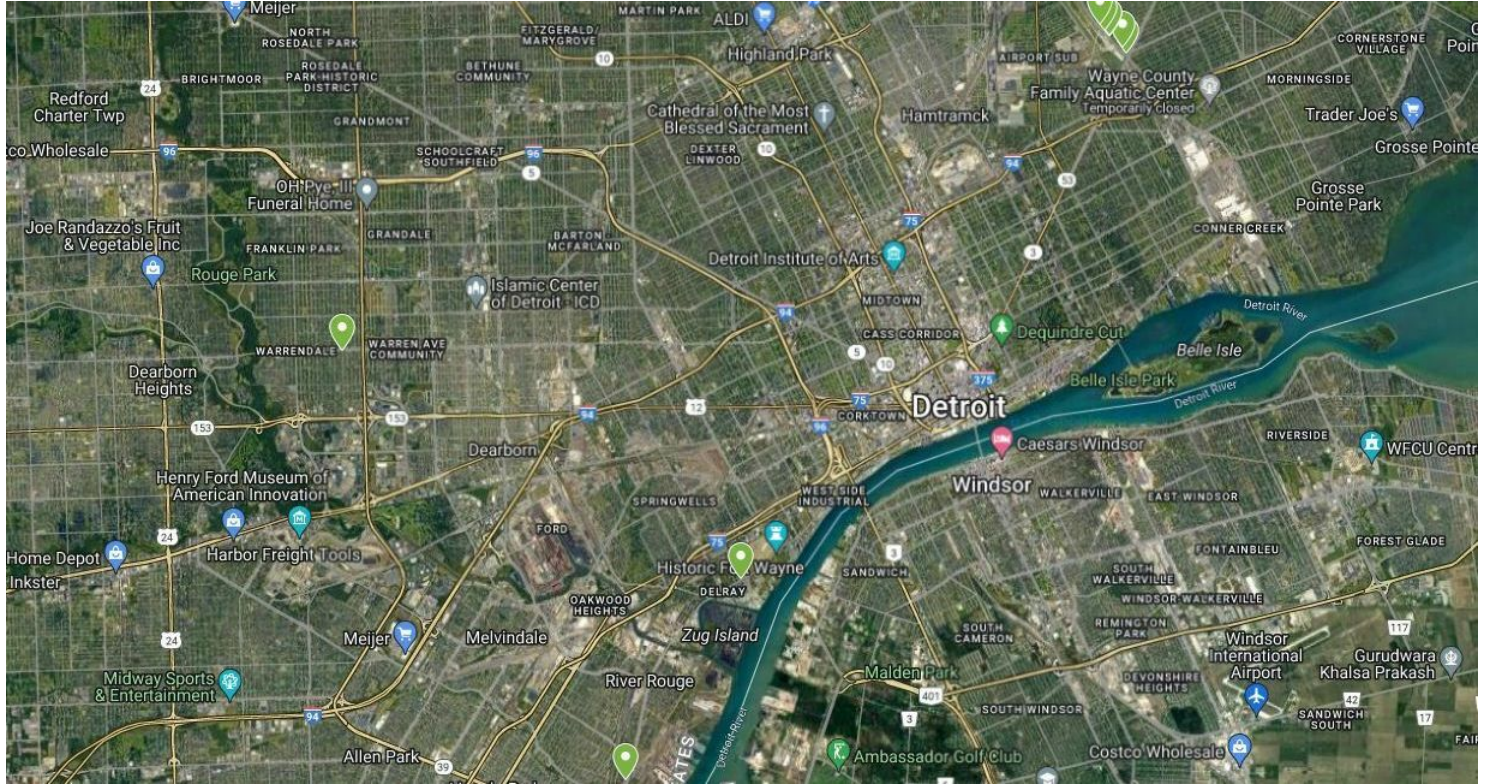
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## LAND LOTS



# OF LOTS 14 | TOTAL LOT SIZE 0.07 - 0.74 ACRES | TOTAL LOT PRICE \$40,000 - \$1,200,000 | BEST USE COMMERCIAL

ADDRESS	APN	SIZE	DESCRIPTION
11940 Conner St	21-046341	0.12 Acres	Retail Strip Center Lot directly across the street from new City Airport Development
11932 Conner St	21-046340	0.11 Acres	Retail Strip Center Lot directly across the street from new City Airport Development
11923 Conner St	21-046339	0.11 Acres	Retail Strip Center Lot Retail Strip Center Lot directly across the street from new City Airport Development
11916 Conner St	21-046338	0.11 Acres	Retail Strip Center Lot Retail Strip Center Lot directly across the street from new City Airport Development
11908 Conner St	21-046337	0.1 Acres	Retail Strip Center Lot directly across the street from new City Airport Development
11900 Conner St	21-046336	0.1 Acres	Retail Strip Center Lot directly across the street from new City Airport Development
10232 Conner St, Detroit	21-0462778	0.17 Acres	Vacant lot adjacent to Marathon gas station directly across the street from new City Airport Development
10232 Conner St, Detroit	21-046291	0.74 Acres	Empty Lot at the corner of Conner St & Rosemary directly across the street from new City Airport Development
11500 Conner St, Detroit	21-0463023	0.16 Acres	Empty lot at the corner of Conner St & Flanders directly across the street from new City Airport Development
11530 Conner St, Detroit		0.11 Acres	Tenant occupied lot on Conner St in between St Patrick & Flanders directly across the street from new City Airport Development
11720 Conner St, Detroit	21-0463178	0.09 Acres	Empty lot on Conner St, between Whithorn & Sanford directly across the street from new City Airport Development
18601 W Warren Ave, Detroit	22-000267	0.07 Acres	Lot at the corner of Warren St and Greenview
7212 W Jefferson Ave, Detroit	18-000093	0.18 Acres	Unoccupied pallet warehouse on Jefferson between Cottrell & S Green Rd.
4000 W Jefferson Ave, Ecorse	34-005-08-0008-000	0.14 Acres	Vacant lot at corner of W Jefferson & Alexis Rd in Ecorse



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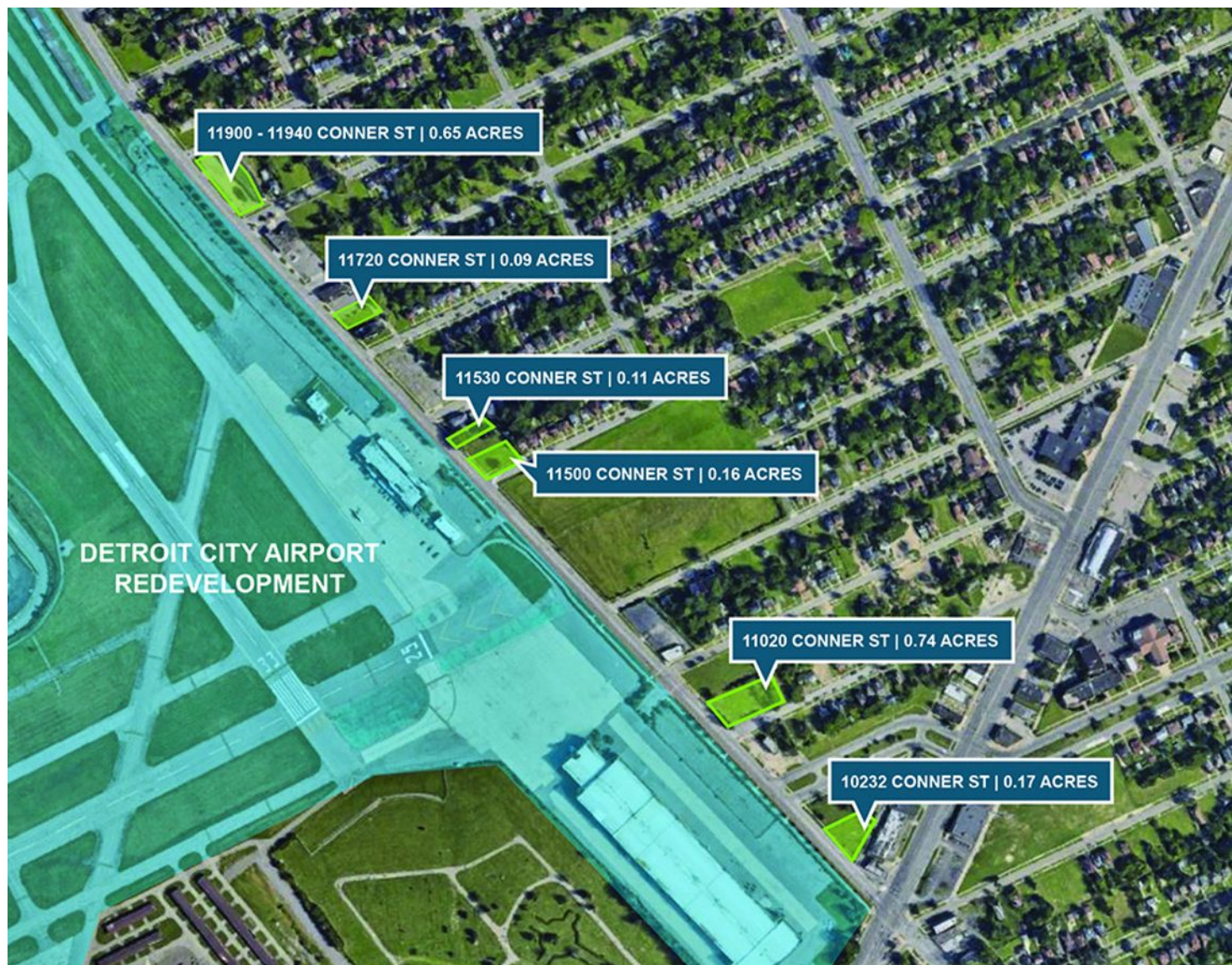
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## ADDITIONAL PHOTOS



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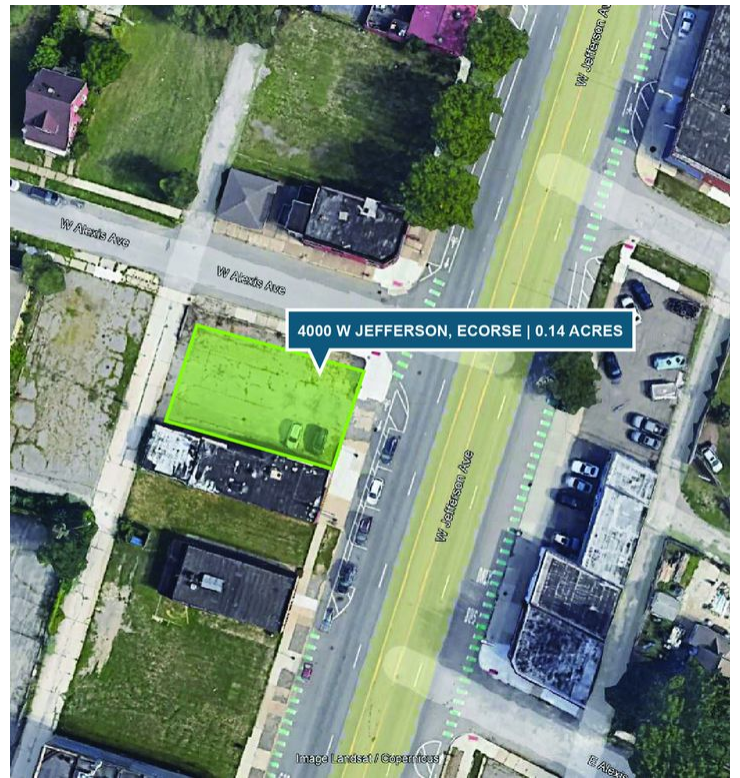
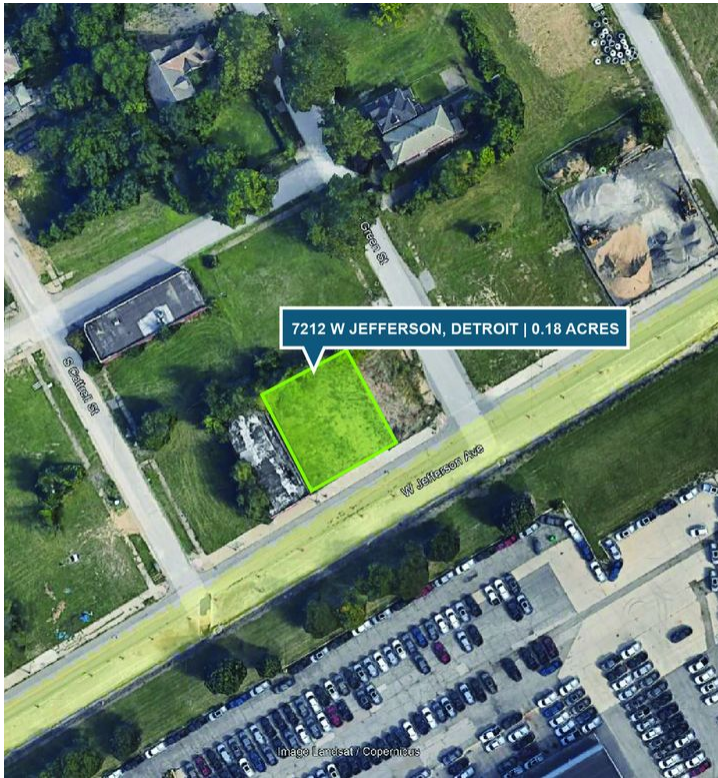
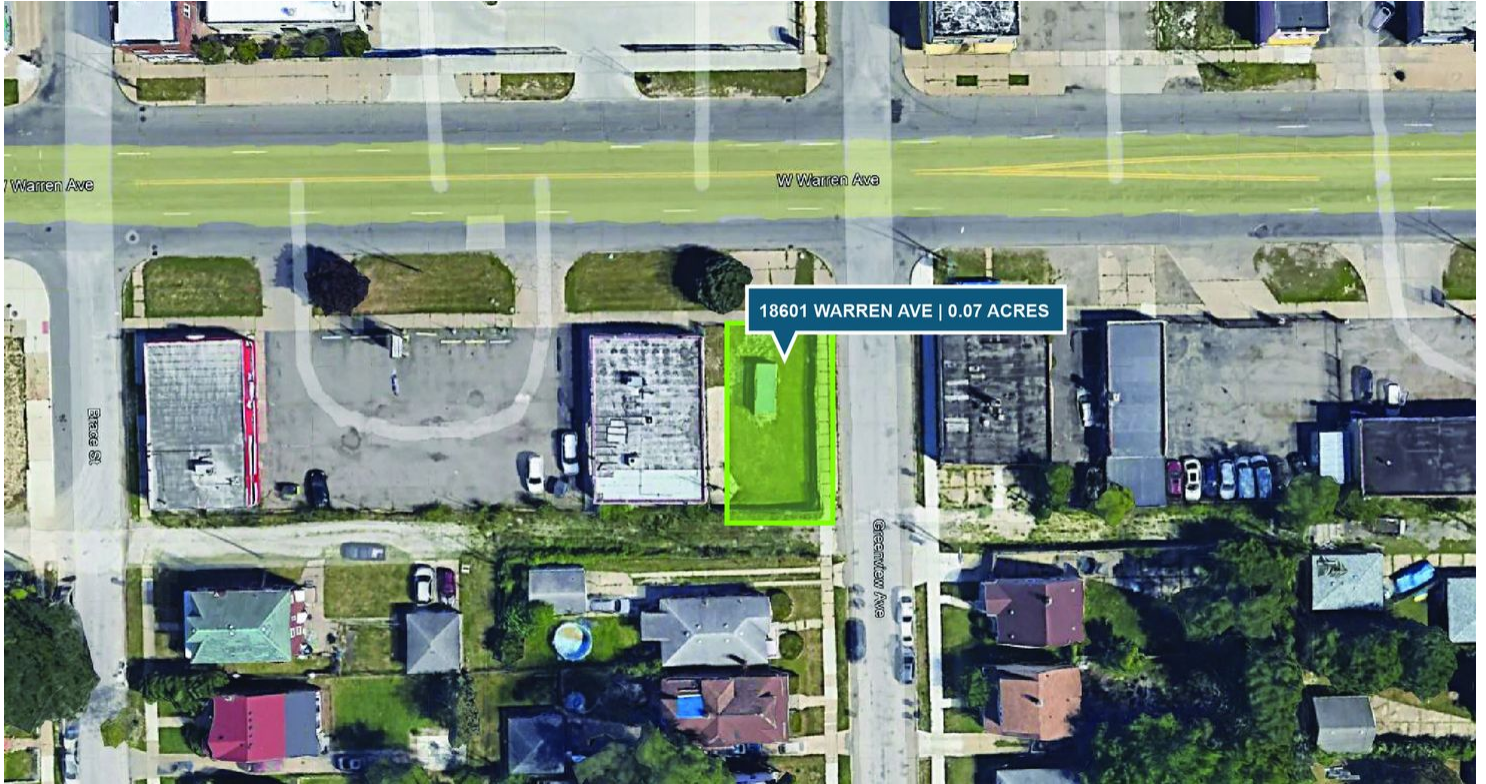
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## LAND LOTS IN PORTFOLIO



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## RETAIL CENTER PHOTOS



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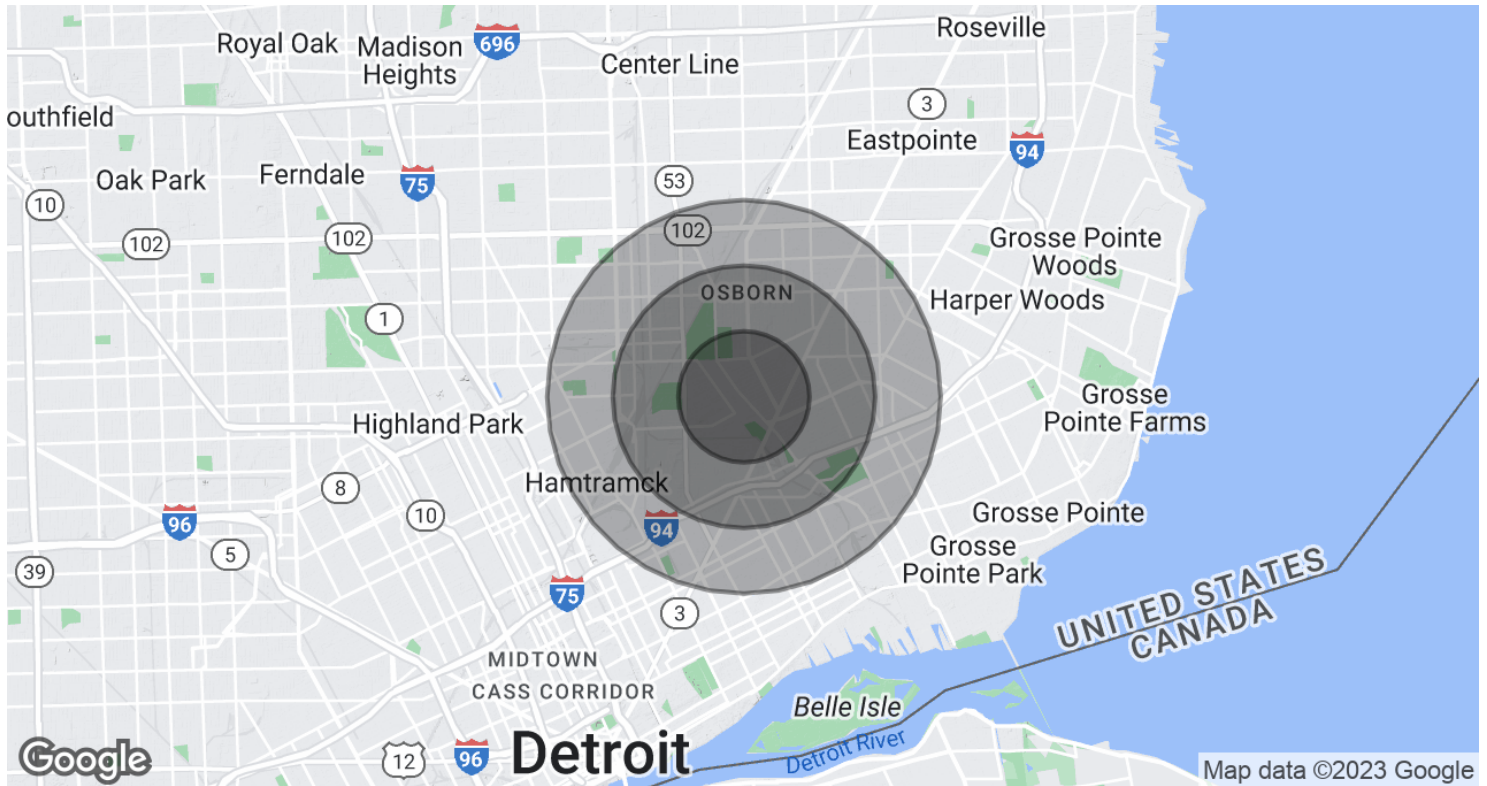
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	14,538	61,072	143,142
Average Age	28.7	29.5	30.8
Average Age (Male)	24.5	26.1	28.2
Average Age (Female)	31.8	33.2	33.2

### HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	4,283	18,478	44,679
# of Persons per HH	3.4	3.3	3.2
Average HH Income	\$34,536	\$35,452	\$35,186
Average House Value	\$76,861	\$76,376	\$76,799

\* Demographic data derived from 2020 ACS - US Census



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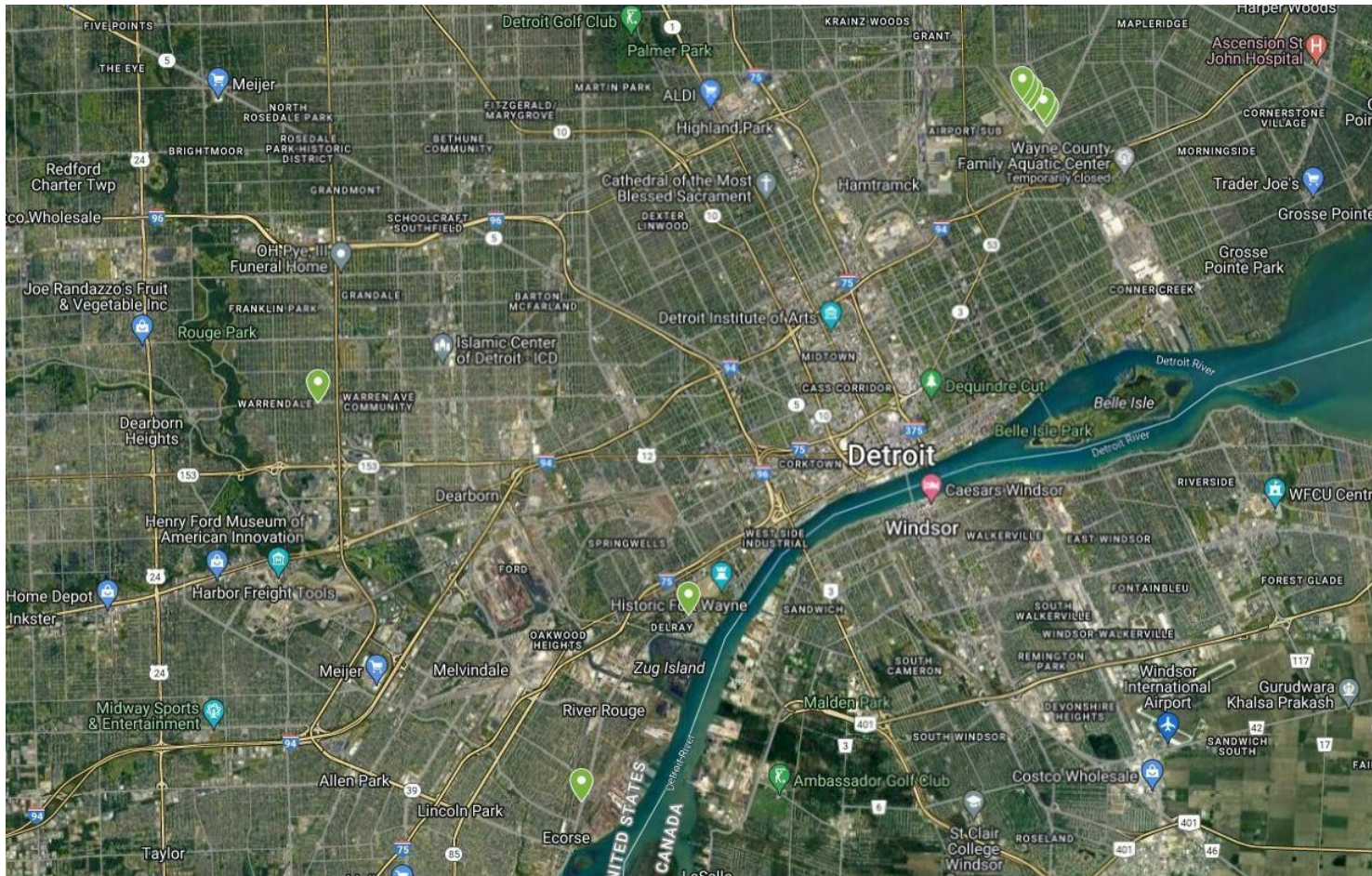
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CONTACT US



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